

---

---

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

---

**FORM 8-A**

---

**FOR REGISTRATION OF CERTAIN CLASSES OF SECURITIES  
PURSUANT TO SECTION 12(b) OR (g) OF THE  
SECURITIES EXCHANGE ACT OF 1934**

---

**PUBLIC STORAGE**  
(Exact name of registrant as specified in its charter)

---

**Maryland**  
(State or other jurisdiction of incorporation or organization)

**95-3551121**  
(IRS Employer Identification No.)

**701 Western Avenue, Glendale, California**  
(Address of principal executive offices)

**91201-2349**  
(Zip Code)

**Securities to be registered pursuant to Section 12(b) of the Act:**

Title of each class  
to be so registered  
**Depository Shares Each Representing 1/1,000 of a  
4.75% Cumulative Preferred  
Share of Beneficial Interest, Series K,  
par value \$0.01 per share**

Name of each exchange on which  
Each class is to be registered  
**New York Stock  
Exchange**

---

**Securities to be registered pursuant to Section 12(g) of the Act:**

**N/A**  
(Title of class)

---

If this Form relates to the registration of a class of securities pursuant to Section 12(b) of the Exchange Act and is effective pursuant to General Instruction A.(c) or (e), check the following box.

If this Form relates to the registration of a class of securities pursuant to Section 12(g) of the Exchange Act and is effective pursuant to General Instruction A.(d) or (e), check the following box.

If this form relates to the registration of a class of securities concurrently with a Regulation A offering, check the following box.

**Securities Act registration statement or Regulation A offering statement file number to which this Form relates: 333-231510 (if applicable)**

---

---

---

**Item 1. Description of Registrant's Securities to be Registered.**

A description of the Depositary Shares Each Representing 1/1,000 of a 4.75% Cumulative Preferred Share of Beneficial Interest, Series K, par value \$0.01 per share, is included on the cover page and under the section entitled "Description of Preferred Shares and Depositary Shares" beginning on page S-4 of the prospectus supplement dated December 11, 2019 to the prospectus dated May 15, 2019 (relating to the registrant's Registration Statement on Form S-3 (No. 333-231510)) that was filed by the registrant with the Securities and Exchange Commission on December 12, 2019 pursuant to Rule 424(b) under the Securities Act of 1933 (the "Prospectus Supplement"), which Prospectus Supplement shall be deemed to be incorporated herein by this reference.

**Item 2. Exhibits.**

The following exhibits are being filed with the copies of this Form 8-A Registration Statement filed with the New York Stock Exchange and the Securities and Exchange Commission:

Exhibit 3.1 – Articles Supplementary for the 4.75% Cumulative Preferred Shares of Beneficial Interest, Series K, filed as Exhibit 3.1 to the Company's Current Report on Form 8-K filed on December 12, 2019 and incorporated herein by reference.

Exhibit 4.1 – Master Deposit Agreement between the Company and Computershare Trust Company, N.A., as depositary, dated as of May 31, 2007, filed as Exhibit 10.1 to the Company's Current Report on Form 8-K filed on June 6, 2007 and incorporated herein by reference.

---

**SIGNATURE**

Pursuant to the requirements of Section 12 of the Securities Exchange Act of 1934, the registrant has duly caused this registration statement to be signed on its behalf by the undersigned, thereto duly authorized.

PUBLIC STORAGE

By: /s/ Nathaniel A. Vitan

Nathaniel A. Vitan

Senior Vice President, Chief Legal Officer & Corporate Secretary

Date: December 12, 2019